

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Northborough

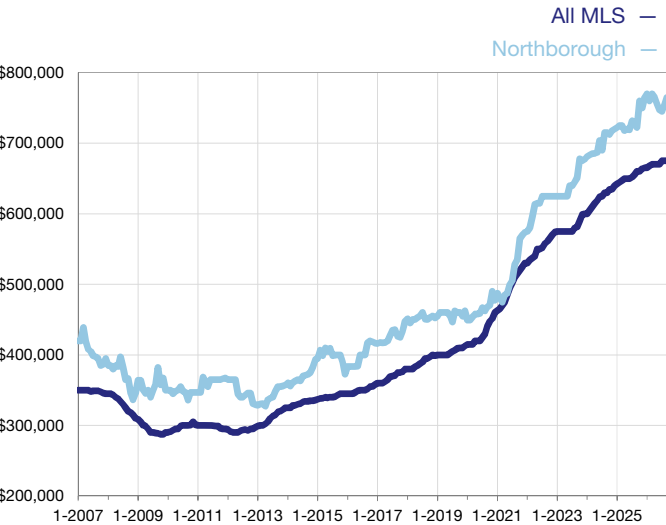
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	9	9	0.0%	90	102	+ 13.3%
Closed Sales	10	10	0.0%	89	99	+ 11.2%
Median Sales Price*	\$680,000	\$797,500	+ 17.3%	\$765,000	\$765,000	0.0%
Inventory of Homes for Sale	31	27	- 12.9%	--	--	--
Months Supply of Inventory	3.2	2.4	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	30	64	+ 113.3%	35	42	+ 20.0%
Percent of Original List Price Received*	97.8%	94.7%	- 3.2%	99.4%	99.0%	- 0.4%
New Listings	13	15	+ 15.4%	126	136	+ 7.9%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	3	- 25.0%	27	33	+ 22.2%
Closed Sales	2	3	+ 50.0%	24	32	+ 33.3%
Median Sales Price*	\$386,500	\$250,000	- 35.3%	\$461,000	\$483,000	+ 4.8%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	2.6	1.7	- 34.6%	--	--	--
Cumulative Days on Market Until Sale	37	102	+ 175.7%	32	44	+ 37.5%
Percent of Original List Price Received*	97.5%	89.6%	- 8.1%	99.4%	97.9%	- 1.5%
New Listings	7	2	- 71.4%	37	43	+ 16.2%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

